

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF TWELVE (12) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 94.3, 99.05, 0304, 0305, 0404, 0405, 0503, AND 0504, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$45,600.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER HENRI BROOKS.

WHEREAS, Shelby County has acquired twelve (12) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 94.3, 99.05, 0304, 0305, 0404, 0405, 0503, and 0504, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said twelve (12) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned twelve (12) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 94.3, 99.05, 0304, 0305, 0404, 0405, 0503, and 0504, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$45,600.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

Joe Ford, Interim Shelby County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of twelve (12) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 94.3, 99.05, 0304, 0305, 0404, 0405, 0503, and 0504. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these twelve (12) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchases

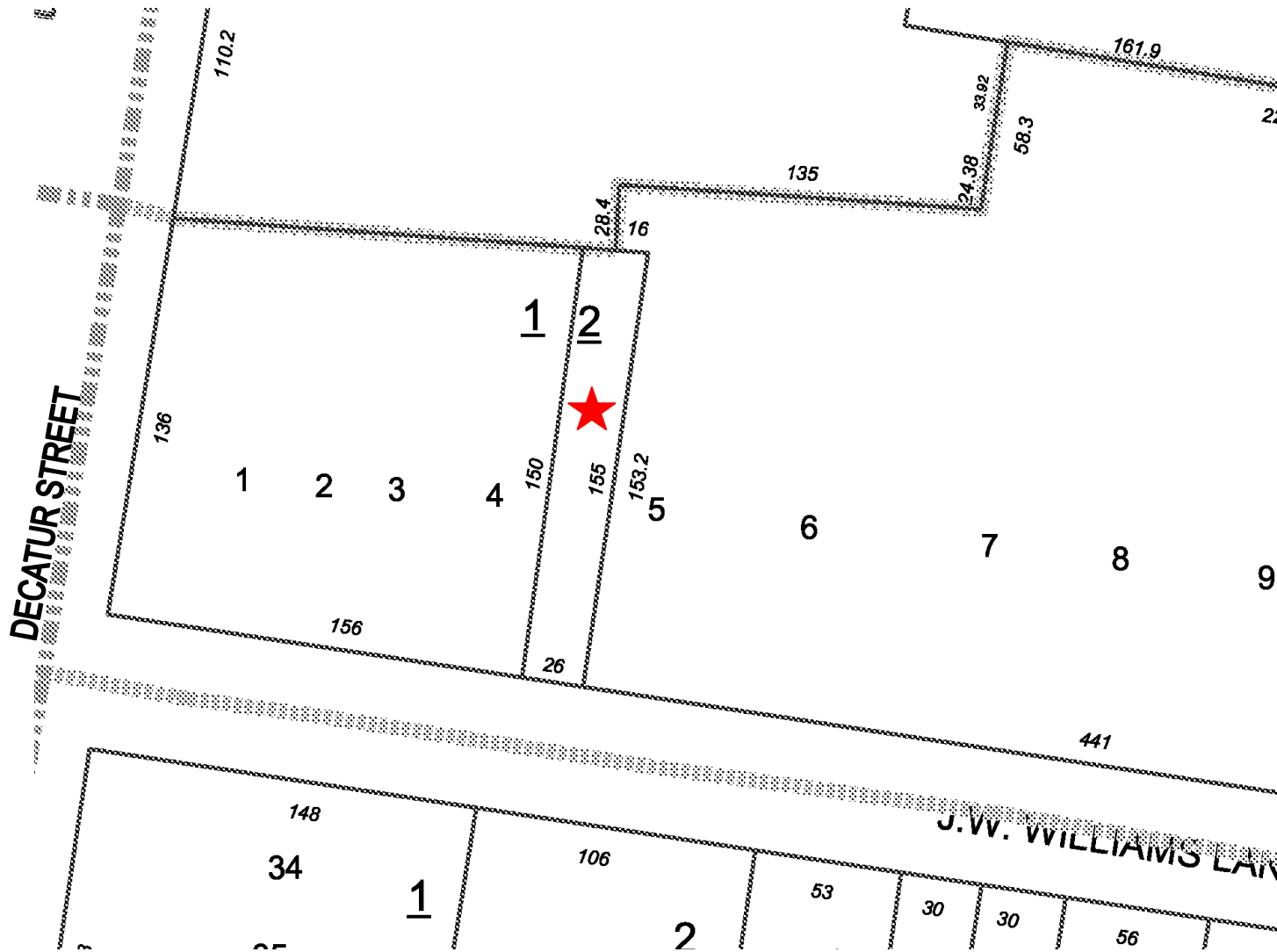
Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

N/A

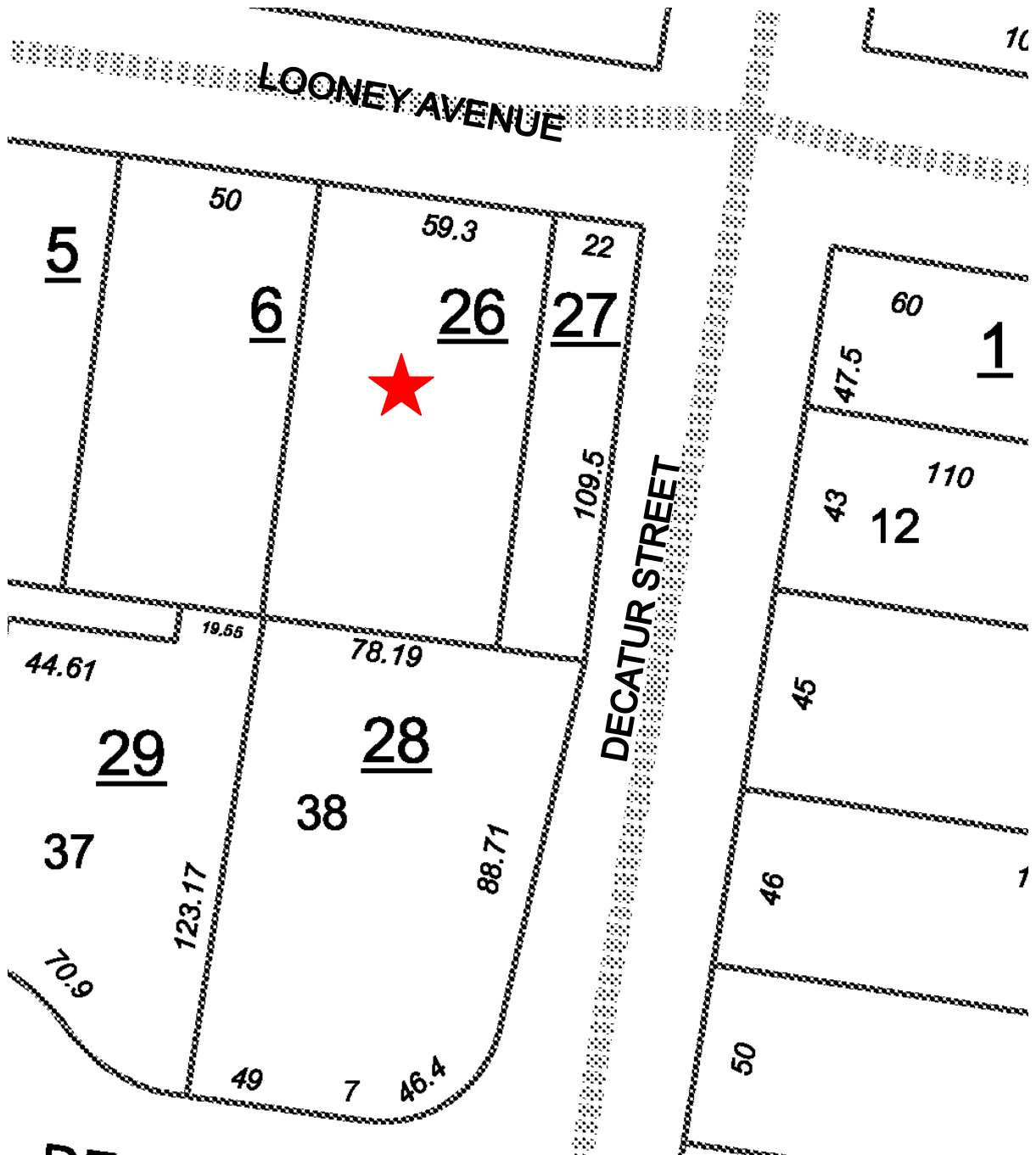
EXHIBIT "A"									
Exhibit #	TAX SALE	WBP	ADDRESS LOT SIZE	Zoning Code	Total Taxes and Fees	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
1227	0503	02008500000020	J.W Williams Lane 26' x 155'	I-L	\$4,668.70	Worley Brothers Scrap Iron & Metal Inc.	\$1,500.00	\$1,500.00	Expand Property Size
1307	0405	021011000000260	985 Looney Ave 59' x 109'	R-D	\$9,981.70	Christine Ray	\$5,000.00	\$4,000.00 Duplex	Investment
2046	0503	024051000000090	1415 Horace St. 18' x 90'	RS-6	\$930.06	Trustees Mt. Zion Missionary Baptist Church	\$500.00	\$300.00	Church Property
2067	0405	025028000000170	535 Walker Ave. 50' x 161'	RS-6	\$4,358.01	Trustees Triumph in Christ Ministries, Inc.	\$2,000.00	\$1,000.00	Church Property
2482	0305	026022000000270	1080 Trigg Ave. 40' x 220'	R-D	\$3,283.78	Linda Hilton	\$2,000.00	\$1,500.00	Investment
2721	0305	026022000000310	1070 Trigg Ave. 40' x 220'	R-D	\$3,202.24	Linda Hilton	\$2,000.00	\$1,500.00	Investment
2911	99.05	026022000000320	1066 Trigg Ave. 40' x 220'	RES	\$3,618.40	Linda Hilton	\$1,800.00	\$1,500.00	Investment
2298	94.3	029054000000090	Cable Ave. 50' x 104'	C-H	\$1,255.34	Linda Wellington	\$2,000.00	\$1,500.00	Expand Property Size
3295	0404	029086000000210	2774 Carnes Ave. 40' x 144'	R-D	\$2,023.42	Yahya Murshed	\$1,800.00	\$1,800.00	Investment
9115	0504	050069000000080	2165 S. Third Ave. 50' x 116'	C-H	\$26,276.88	Patricia Hunt	\$5,000.00	\$4,000.00 House	Investment
9227	0504	051007000000040	379 Dunlap St. 128' x 124'	R-D	\$3,186.82	Jilly Morozink	\$15,000.00 Apartment Cmplx	\$25,000.00 (Bid Off)	Investment
11247	0304	07105200000001Z	Hawkins Mill Rd. 410' x 235' x 451'	RS-6	\$2,568.64	Michael Minnis & Akilah Muhammad	\$2,000.00	\$2,000.00	Investment
12 Properties							Total		
							\$45,600.00		

Ward 20



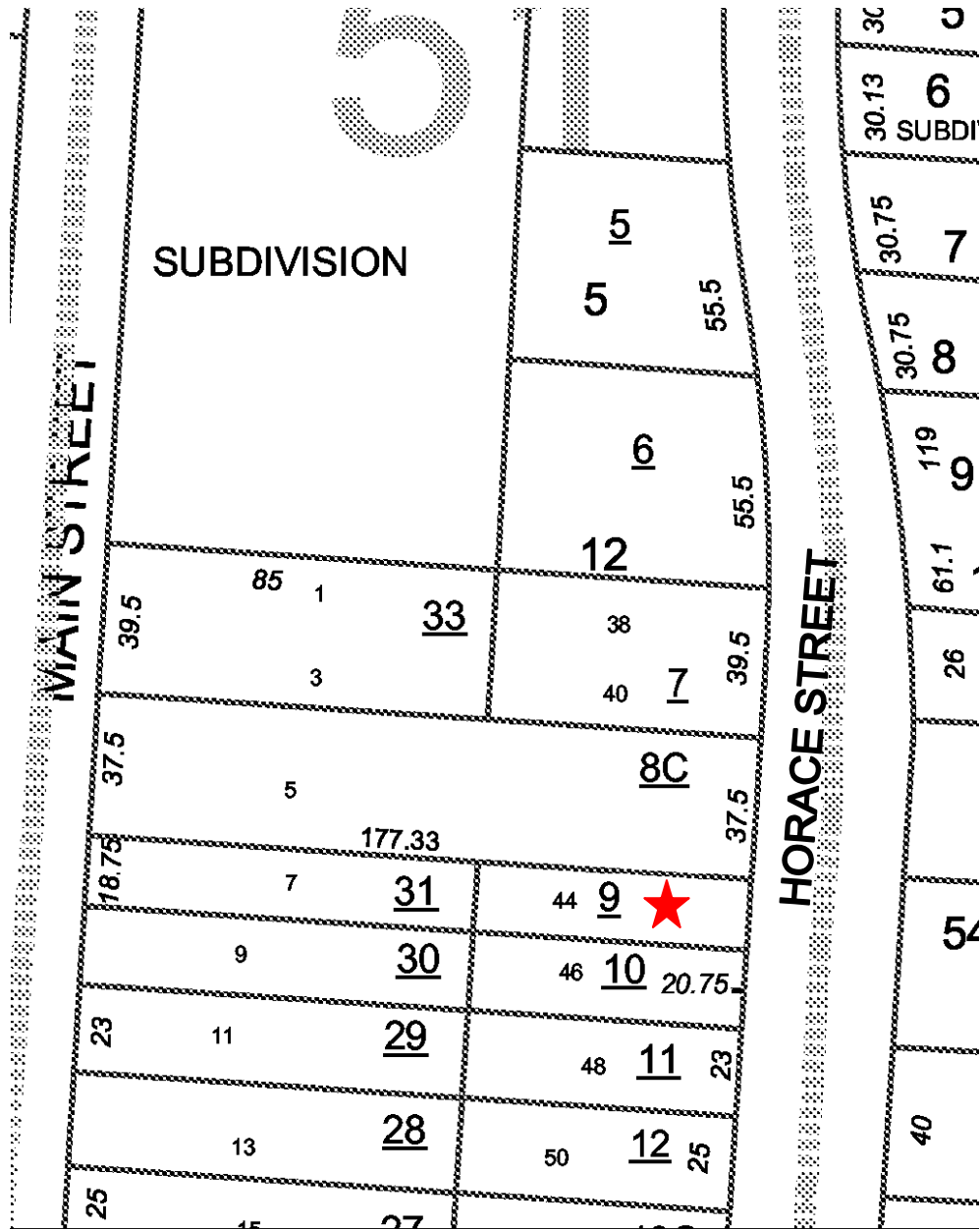
020 0850 0 00002 0

Ward 21



021 0110 0 00026 0

Ward 24



024 0510 0 00009 0

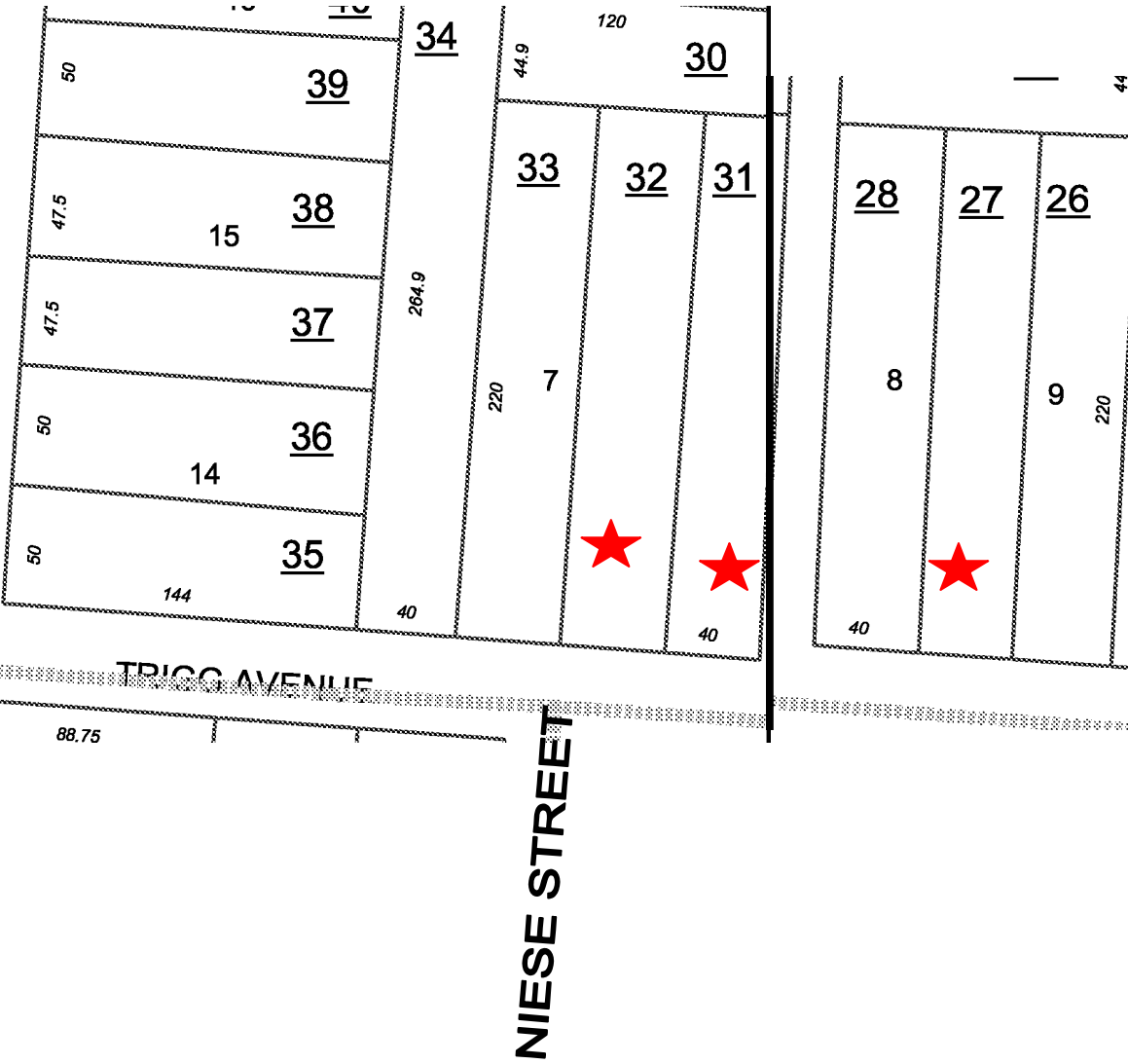
Ward 25



025 0280 0 00017 0

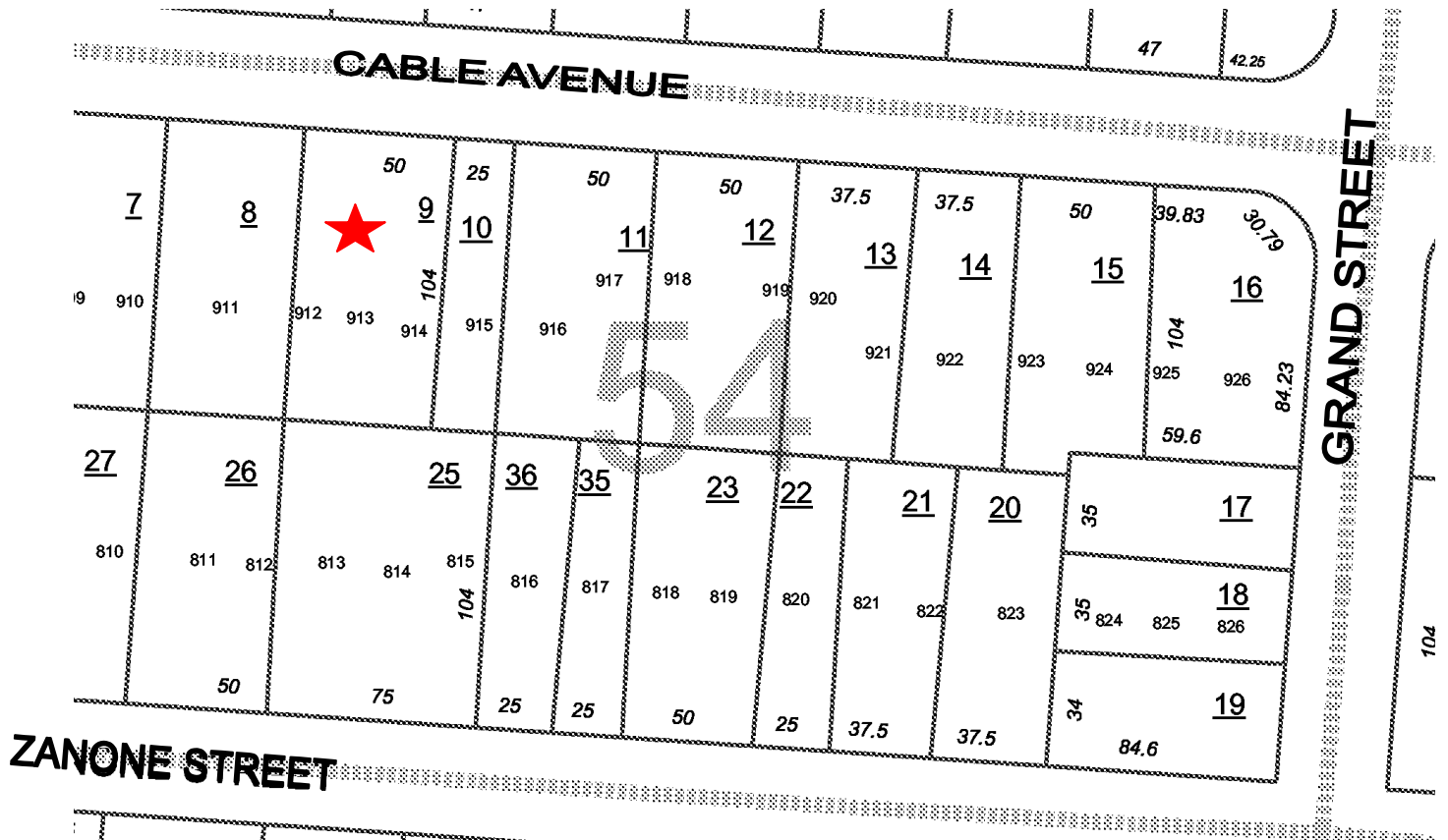
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Ward 26



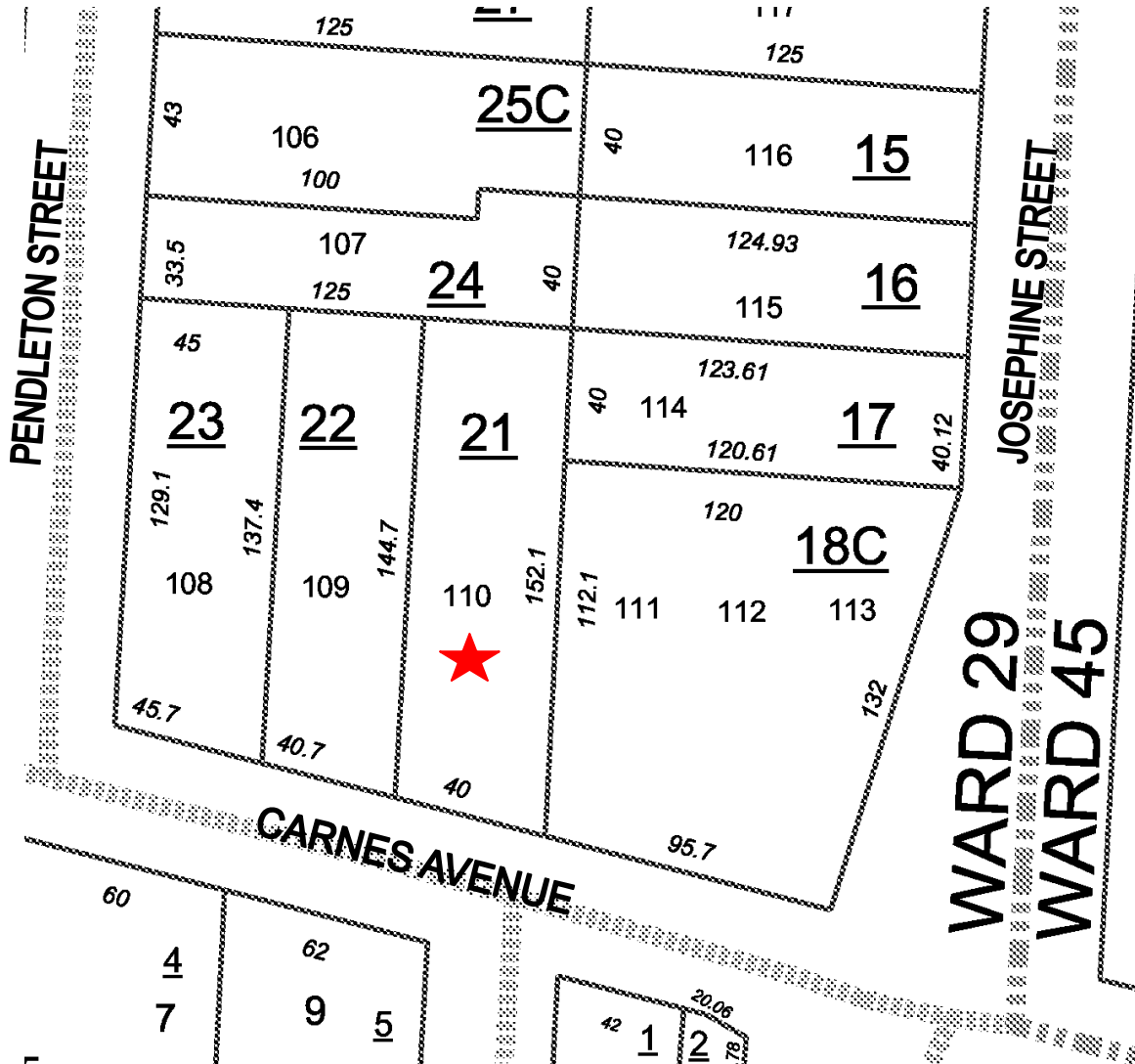
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Ward 29



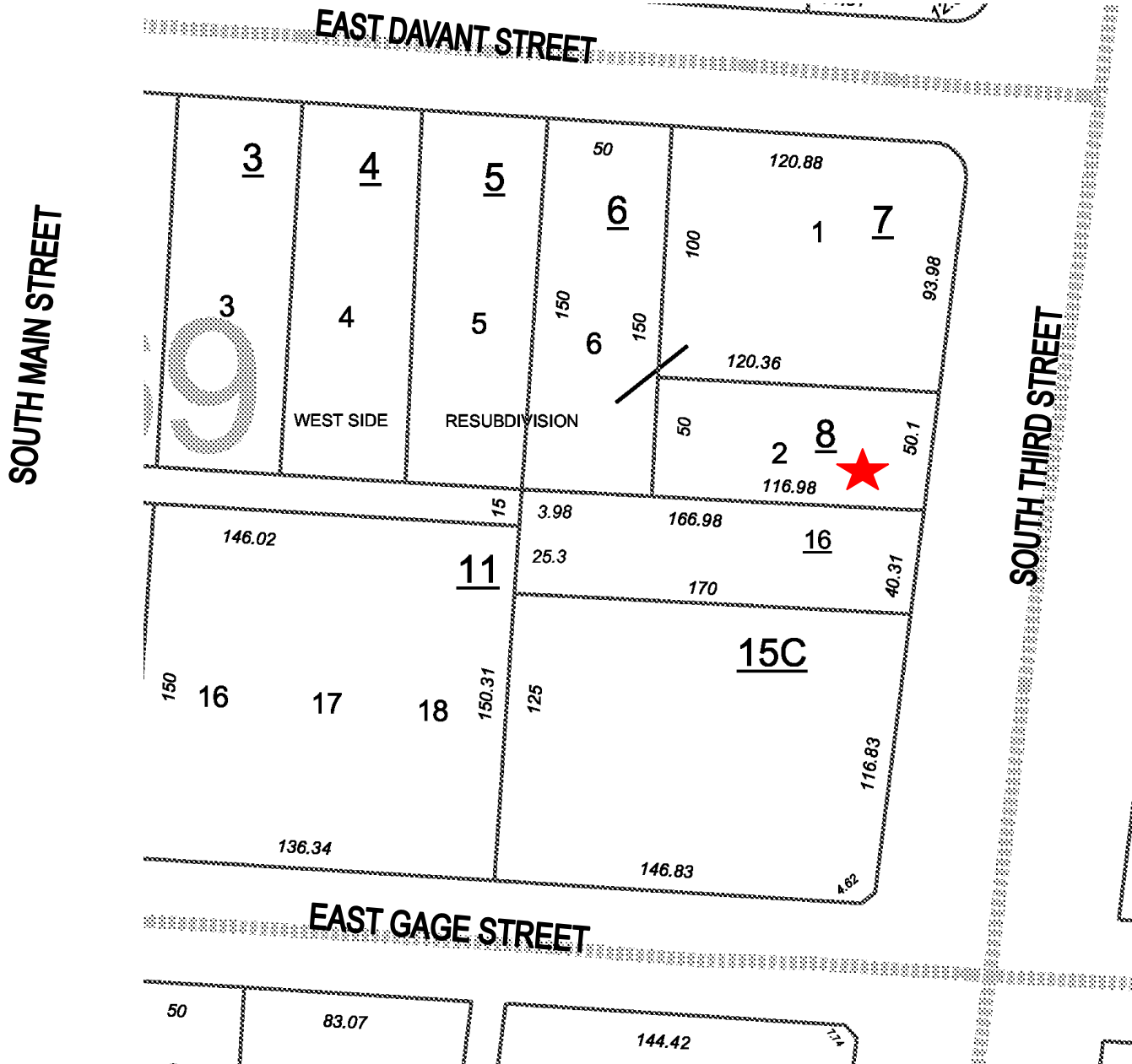
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Ward 29



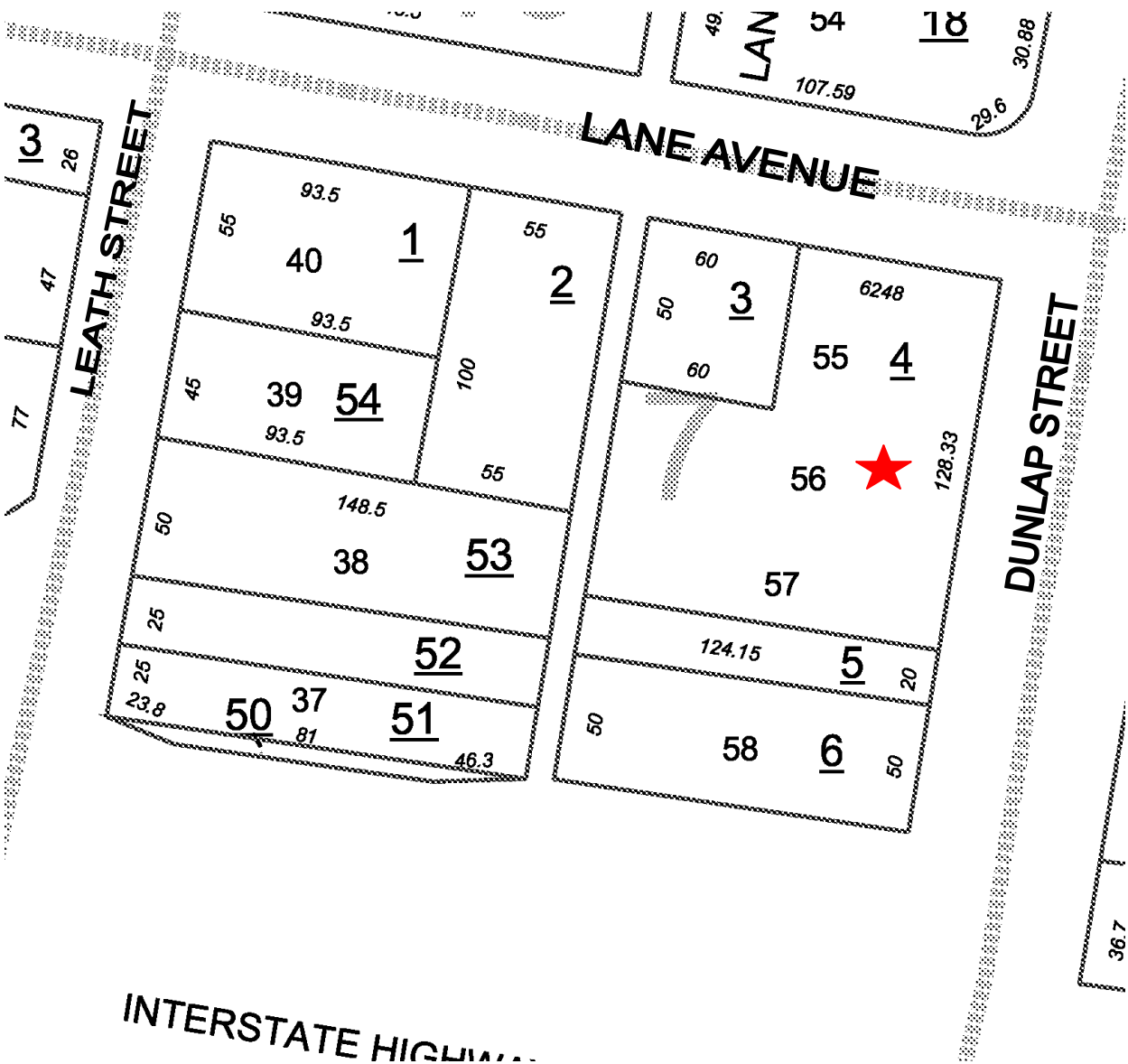
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Ward 50



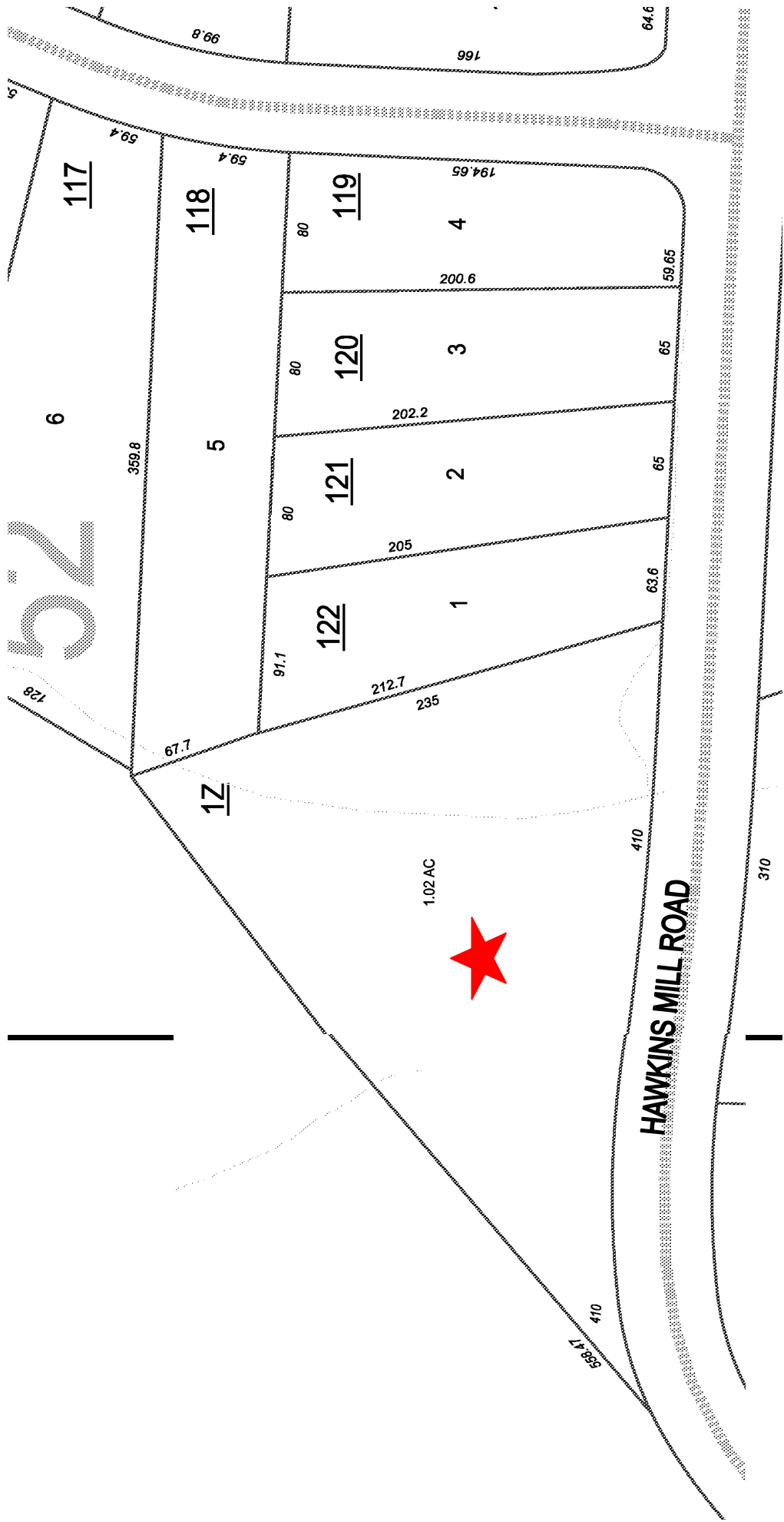
050 0690 0 00009 0

Ward 51



051 0070 0 00004 0

Ward 71



071 0520 0 00001 Z

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Worley Brothers Scrap Iron & Metal Inc. Date 03/04/10

Address 1203 Chelsea Ave. 38107

Phone 274-4921 (Angie Worley)

Company Name n/a

Company Address _____

Subject Property Address J. W. Williams Lane

Subject Property ID # 020 0850 0 00002 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
 Signature

3-4-2010
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Christine Ray Date 03/08/10

Address 815 n. Decatur Sr. 38107

Phone 578-4586

Company Name n/a

Company Address _____

Subject Property Address 985 Looney Ave.

Subject Property ID # 021 0110 0 00026 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes ☐ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes ☐ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Christine Ray
Signature

3-8-10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Trustees Mt. Zion Missionary Baptist Church Date (x)

Address: 60 S. Parkway E. 38106

Phone 942-0879 / © 610-0765 (Eric Winston)

Company Name n/a

Company Address _____

Subject Property Address Horace St.

Subject Property ID # 024 0510 0 00009 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than your residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
Signature

(x) 3-3-2010
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Trustees Triumph In Christ Ministries, Inc. Date 02/26/10

Address 6724 Boylston Dr. 38141

Phone 529-7160 / 496-9630 Robert C. Williford

Company Name n/a

Company Address _____

Subject Property Address 535 Walker Ave.,

Subject Property ID # 025 0280 0 00017 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____

Address _____

Address _____

Address _____

Address _____

I certify that the above information I have provided is accurate and correct.

(x) Robert C Williford
Signature

(x) Feb. 26, 2010
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Linda Hilton Date ☒ 03/01/10

Address 1606 West Road, Goodlettsville, TN 37072

Phone 501 952-9950

Company Name n/a

Company Address _____

Subject Property Address 1080 Trigg Ave. / 1070 Trigg Ave. / 1066 Trigg Ave.

Subject Property ID # 026 0220 0 00027 0 / 026 0220 0 00031 0 / 026 0220 0 00032 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes ___ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes ___ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

☒ Linda Hilton
Signature

☒ 03/01/2010
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Linda Wellington Date 03/12/10

Address 4266 Sidney Road 38116

Phone 345-5462

Company Name n/a

Company Address _____

Subject Property Address Cable Ave.

Subject Property ID # 029 0540 0 00009 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes ☐ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

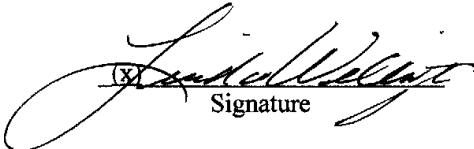
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes ☐ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(X) 
 Signature

03-12-10
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Yahya Murshed Date 03/11/10

Address 2784 Carnes Ave. 38114

Phone 438-3128.

Company Name n/a

Company Address _____

Subject Property Address 2774 Carnes Ave.

Subject Property ID # 029 0860 0 00021 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Yahya Murshed
Signature

3-11-10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Patricia Hunt Date 03/10/10

Address 3323 Perkins Rd. 38118

Phone 598-4891

Company Name n/a

Company Address _____

Subject Property Address 2165 S. Third St.

Subject Property ID # 050 0690 0 00008 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(X) Patricia Hunt
 Signature

3/10/2010
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Jilly Morozink (Bid Off Winner) Date (x) 03/18/10

Address 4660 Royal View Drive 38128

Phone 562-4088 / 772 971-4998

Company Name n/a

Company Address _____

Subject Property Address 379 N. Dunlap Ave.

Subject Property ID # 051 0070 0 00004 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) [Signature] Signature (x) 3/18/10 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Michael Minnis & Akilah Muhammad (H & W) Date 03/03/10

Address 4789 Twin Eagle Circle W, Apt. 202 38125

Phone 5253 282-0185

Company Name n/a

Company Address _____

Subject Property Address Hawkins Mill Rd.

Subject Property ID # 071 0520 0 00001 Z

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

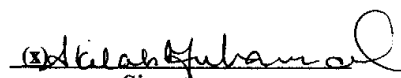
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than your residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.


 Signature

(x) 3/3/10
 Date